



# The City of Grove City, Ohio

4035 Broadway • Grove City, Ohio 43123  
(614) 277-3000

Planning Commission Staff Report  
Lower Level Conference Room  
August 2, 2016 1:30pm

- 4. APPLICATION:**                      **Woodside at Holton Run | Preliminary Development Plan**
- Project Number:                      201606270042
- Location:                                  South of Edgarton Drive and North of Demorest Drive
- Proposal:                                  A preliminary development plan for 56 ranch-style condominium homes
- Applicant:                                  Jim Lipnos, Homewood Corporation, 2700 E. Dublin-Granville Road,  
Columbus, OH 43231

**Relevant Code Section(s):**

- 1135.14                      Zoning Districts and Regulations – Planned Unit Development District
- C-51-03                      Holton Run Zoning Text

**Project Summary**

The applicant is requesting approval of a preliminary development plan for a new residential condominium development to consist of 56 ranch-style homes and one community clubhouse.

The development plan approved in 2003 for Holton Run shows the area of the proposed development as “Reserve A, Condominium”. A note is also included on the development plan that the reserve and condominiums are included in the zoning but not included in the final development plan. Although the site is zoned PUD-R, the zoning text for the area requires that development on the site comply with the provisions of Section 1135.14(a)(5), requiring a preliminary development plan be submitted.

A preliminary zoning text has been submitted for review and preliminary comment, but will not be approved as part of this application. A separate zoning application will be required to amend the approved zoning text.

**Site Plan**

The 14.4-acre site is proposed to have two entrances – one off Demorest Road and another off Edgarton Drive. All roads within the development are private and 27 feet wide. Sidewalks are provided on one side of all streets to provide access throughout the site. Sidewalks will also connect to public sidewalks and the existing bike path around the site.

56 units are proposed on the 14.4-acre site, for an overall density of 3.88 dwelling units per acre. Although this density is slightly higher than densities approved for similar ranch-style condominium developments, it is a reduction from the originally approved density of 5.8 units per acre for the site.

Residential buildings are proposed to have a minimum 12’ side setback and 20’ front setback from private streets. A 25’ rear setback is proposed around the perimeter of the development.

Where the buildings back to a public roadway (Edgarton Drive or Demorest Drive), mounding and a landscape buffer are proposed. A split rail fence with landscaping is proposed between the condominium units and the existing bike path behind lots 48 to 51 in Holton Run. Details for fencing will be provided with the final development plan.

A 3.1-acre tree preservation area is shown at the northeast corner of the proposed development. A large stand of trees exists in this area and no construction or utility work is proposed in this area to preserve the existing vegetation. Based on the number of units proposed, 2.56 acres of open space would be required for this development. The 3.1-acre tree preservation area fulfills this open space requirement. A central community clubhouse will also be provided as an amenity to residents of the development.

In an effort to provide greater trail connectivity to area amenities, staff believes a trail should be installed to connect the Edgarton Drive bike path to Mayfair Drive. The trail currently terminating at Demorest Drive should also be reconfigured to align more closely with the future roadway east of Edgarton Drive ("Whirla Way").

#### Building

Two building models are proposed for the development – a one-car garage model and a two-car garage model with a minimum size of 1,400 square feet. 17 units with one-car garages are shown on the site and 39 units with two-car garages.

Exterior finish materials include vinyl siding (including lap, board and batten, and shake siding), brick, stone, stucco or fiber cement products. The proposed text states that no vinyl will be permitted on the front elevations or side elevations that are immediately adjacent to the interior private streets. The preliminary text also states that architectural elements will be used to differentiate adjacent units to create housing diversity. Various architectural elements include color, dormers, window style and placement, porch elements, and roof lines.

#### Landscaping

A general landscape plan was submitted showing preliminary landscaping around the site and proposed units. The preliminary text states that details on these enhancements will be required for units whose patios are adjacent to internal streets, but that these enhancements will be provided with the final development plan. More detail will also be required with the final development plan regarding the proposed screening around the perimeter of the site, adjacent to public roadways and the bike path behind lots 48 to 51 of Holton Run.

#### Parking

All proposed residential units will have a one or two-car garage, as well as open parking in the driveway. 24 guest parking spaces are also provided around the site. 13 of these spaces will be adjacent to the community clubhouse area. Including the garage parking, driveway parking, and open guest parking, 214 parking spaces are available on the site.

### Signage

Eight (8) foot stone entrance features are proposed at the site entrances off Edgerton and Demorest Drives. The stone veneer will match that utilized at the Holton Run entrance feature at Harrisburg Pike. The features will be set in landscaped areas and will have limestone caps.

### Analysis

Per Section 1135.14 of the Codified Ordinances of Grove City, Planning Commission is charged with reviewing and evaluating Preliminary and Final Development Plan applications by applying the eight (8) findings.

- (1) **The uses proposed will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which could not be achieved under any other district.**

**Finding Met:** Provided that proper screening is installed adjacent to existing and future single-family residences and along public roadways, and quality development practices are utilized within the development, staff does not believe the proposed condominiums will negatively affect surrounding uses or area developments. The area proposed for this condominium development was identified for condos on the originally approved development plan for Holton Run in 2003.

- (2) **Any exception from Zoning Code (Ordinance C79-74, passed January 20, 1975) requirements is warranted by the design and amenities incorporated in the Development Plan.**

**Finding Met:** The proposed development is seeking a number of exceptions from Code requirements including building separation, parking space size, and rear setback adjacent to single-family residential properties; however, staff believes that these exceptions are warranted based on the style of development and additional amenities proposed. Additionally, the proposed development is designed similarly and the proposed exceptions are similar to those approved for other recent ranch (courtyard)-style condominium developments.

- (3) **Land surrounding the proposed development can be planned in coordination with the proposed development and that it is compatible in use.**

**Finding Met:** The proposed development is planned in coordination with the existing Holton Run development and ties into the existing infrastructure in the area. The proposed development is surrounded by existing single-family homes in the Holton Run Subdivision and Mayfair Park (Jackson Township) subdivision as well as vacant land part of the approved development plan for Holton Park.

- (4) **The proposed change to a Planned Unit Development District is in conformance with the general use intent of the area.**

**Finding Met:** The proposed development is in conformance with the approved development plan for Holton Run which identifies the area for the future development of condominiums. The proposed condominium development reduces the density previously approved for the site from 5.8 to 3.88 dwelling units per acre.

- (5) **Existing and proposed streets are suitable and adequate to carry anticipated traffic within the proposed district and in the vicinity of the proposed district.**

**Finding Met:** The proposed private streets will adequately carry traffic on the site and tie into public streets Edgerton Drive and Demorest Drive. The specific design of the street in terms of road composition and drainage will be examined with the final development plan.

**(6) Existing and proposed utility services are adequate for the proposed development.**

**Finding Met:** A utility feasibility study was submitted generally describing proposed utilities. A more detailed review of the proposed utilities will be conducted with the submittal of the final development plan and ultimately the site improvement plan; however, proposed utilities appear adequate for the development.

**(7) Each phase of the proposed development, as it is proposed to be completed contains the required parking spaces, landscape and utility areas necessary for creating and sustaining a desirable and stable environment.**

**Finding Met:** The proposed development contains the required parking spaces, landscaping and utilities to create a stable environment.

**(8) The proposed Planned Unit Development District and all proposed buildings, parking spaces and landscape and utility areas can be completely developed within seven years of the establishment of the district, unless otherwise provided for by Council.**

**Finding Met:** The proposed project, including building, parking spaces, landscaping, and utilities can be completely developed within seven years.

**Recommendation**

Noting that the intent of the preliminary development plan is to examine the general appropriateness of the proposed use and development, and that a more detailed review of the proposed text, and site and building design will occur with the rezoning and final development plan applications for the site, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Preliminary Development Plan as submitted.